

Harrington Park  
PLANNING BOARD  
**SPECIAL MEETING MINUTES**  
Tuesday, October 26, 2021 @ 8:00PM

**Chairman Capazzi called the meeting to order at 8:01pm.**

**Open Public Meeting Act Announcement:** In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

Pursuant to Governor Murphy's Executive Orders #107 and 108 ordering Statewide lockdowns, and P.L. 2020, c. 34 permitting public bodies to conduct meetings via electronic means during declared states of emergency, the Special meeting of the Borough of Harrington Park Planning Board scheduled for **October 26, 2021** at 8:00 p.m. will be conducted remotely from the electronic meeting platform Zoom.us. Members of the public can join the meeting and participate during the public comment period by joining the meeting using the Zoom mobile application on a smartphone or tablet, joining the meeting by laptop with microphone capabilities, or dialing in using a telephone to the Zoom teleconference system.

Members of the public are advised that the video and audio of the meeting will be recorded and will be a public record subject to disclosure pursuant to the Open Public Meetings Act. The Borough reserves the right to post the recording of the meeting to its website.

**ROLL CALL**

<b>Roll Call</b>	<b>PRESENT</b>	<b>ABSENT</b>
(JC) Chairman John CAPAZZI	X	
(PH) Mayor Paul HOELSCHER		X
(AN) Councilman Allan NAPOLITANO	X	
(PA) Vice-Chair Peter ARDITO	X	
(RM) Secretary Richard McLAUGHLIN	X	
(JB) Member Jesse BARRAGATO	X	
(RW) Member Robert WALDRON	X (arrived at 8:07pm)	

Also present:

(JK) Jennifer Knarich, Price, Meese, Shulman & D'Arminio  
(AK) Anthony Kurus, Neglia Engineering  
(DC) Dijia Chen, Phillips Priess Grygiel Leheny Hughes  
(CL) Carolyn Lee, Recording Secretary

**MINUTES FOR APPROVAL**

1. September 28, 2021 minutes

The board had no questions.

<b>Vote to approve September 28, 2021 minutes.</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO	X		X			
Mayor Paul HOELSCHER						X
Councilman Allan NAPOLITANO			X			
Secretary Richard McLAUGHLIN		X	X			
Member Jesse BARRAGATO					X	
Member Robert WALDRON						X

## **INVOICES FOR APPROVAL**

General (August & September 2021)	Price Meese Shulman & D'Armino, P.C.	\$ 735.00
Allegro Development (Escrow Aug. 2021)	Price Meese Shulman & D'Armino, P.C.	\$ 135.00
Allegro Development (Escrow Sept. 2021)	Price Meese Shulman & D'Armino, P.C.	\$ 45.00
20 Pascack - Chiellini (Escrow August 2021)	Price Meese Shulman & D'Armino, P.C.	\$ 485.00
20 Pascack - Chiellini (Escrow Sept. 2021)	Price Meese Shulman & D'Armino, P.C.	\$ 840.00
20 Pascack - Chiellini (Escrow 8/29-9/25/2021)	Neglia Engineering Associates	\$ 760.00
20 Pascack - Chiellini (Sept. 2021)	Phillip Preiss Grygiel, Leheny, Hughes LLC	\$ 685.00
20 Pascack - Blue Hill (Jan. 2020)	Phillip Preiss Grygiel, Leheny, Hughes LLC	\$ 170.00
<b>TOTAL</b>		<b>\$ 3,855.00</b>

The board had no questions.

<b>Vote to approve payment of the invoices listed in the agenda.</b>	<b>MOTION</b>	<b>SECOND</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Chairman John CAPAZZI			X			
Vice-Chair Peter ARDITO		X	X			
Mayor Paul HOELSCHER						X
Councilman Allan NAPOLITANO			X			
Secretary Richard McLAUGHLIN	X		X			
Member Jesse BARRAGATO			X			
Member Robert WALDRON						X

## **HEARING**

### **1. 20 Pascack Avenue - Minor Subdivision**

Lou and Dan Chiellini requested an informal meeting. Mr Chiellini said that 20 Pascack Ave. has been on sale for a long time and previous plans have been approved by the board. Dan is planning to move into 20 Pascack Ave. with his family and Lou Chiellini proposed to create one lot in the back with access through River Vale. He discussed the plan with Chris Statile who required a "T" at the end of the street and a sign for private driveway and access for emergency vehicles only. After the review by the Planning Board and other departments, it seemed more involved. The proposed one house subdivision seemed impractical and Mr. Chiellini reviewed alternatives.

RW joined the meeting at 8:07pm.

Lou Chiellini said that his engineer calculated 145 trees for removal on the one lot subdivision. It is not practical and Mr. Chiellini is proposing a 2 lot subdivision with no variances (referring to a sketch that was emailed). He would like to meet with PA, the chair of the Environmental

Commission and a board member, to look at the trees. Tree trunks may be there, but some tree tops are missing. The circle and "T" configuration is not practical and not attractive.

Mr. Chiellini is fixing the existing house. The lot line would move and the configuration would change. All the utilities are existing in River Vale and will be extended to property in Harrington Park. Mr. Chiellini is looking to do a 2 lot subdivision in the back. The cul-de-sac looks better than the 2 proposed dwellings on a single lot. Mr. Chiellini is willing to have everything ready for the Nov. 9th meeting. He mentioned that Mr. Statile reviewed the sketch and required 15ft of curb after the catch basin. The houses would conform to the neighborhood.

JK spoke to Mr. Statile prior to the meeting who planned to attend the meeting, but had another appointment. CL asked the other participants in the meeting if there was anyone from Mr. Statile's office. There were none. CL shared the sketch on zoom. Mr. Chiellini said that Mr. Statile will attend the next meeting.

Mr. Chiellini said that the setbacks are indicated on the sketch and the lots are large enough. 85 Elm St. is the only other house that would go down the street because the other houses face the other street. He would like to make it as painless as possible for the neighborhood. Since Elm St. may be confusing, the cul-de-sac could be named Chiellini circle after his father who was a Veteran. Another name for the cul-de-sac could be suggested. Dan's lot would still be oversized for the area. Mr. Chiellini would like to do a walk on the property to discuss the trees. He is willing to contribute to a tree bank. He would like to provide privacy for 85 Elm St. and put some trees between the properties and make it work.

PA spoke with Mr. Chiellini on the phone after the last meeting. PA has not seen any trees on the property that were tagged. Some of the trees are dead and PA is not opposed to not counting those trees. Some of the trees on the property are large and repopulating a 30-40inch caliper tree is not possible. He is not against a 2.5" caliper tree, but would prefer various sizes of trees. If a 5" caliper tree is planted, then that can be counted as 2 trees. The larger the tree can be more cost effective. PA and Mr. Chiellini will schedule a date to walk the property to discuss the trees. Thursday, Dan and Lou will tag the trees prior to meeting with PA. 145 trees is the single house plan and Mr. Chiellini will rework the plan with 2 house plan.

The engineer and attorney will be present at the next meeting. He will work with the neighborhood to make things as painless as possible.

DC asked about the 35ft setback. Mr. Chiellini said that the lot is over 100ft wide. DC pointed at the lot frontage and noted that it is required to be 80% of the lot width to avoid a variance. She requested that the calculation is shown on the plan.

AK asked Mr. Chiellini about discussion his with Mr. Statile regarding the catch basin and a tie into the storm sewer and drainage easement. Mr. Chiellini said that there is an existing 15" pipe drainage easement on the street in River Vale. It is out of the ground and touches the property line. There will be 2 catch basins and it will go into the pipe. He is planning to put two 1000 gallon seepage pits. There is a lot of sand on the property and the water is down at 11ft. He will

keep the house up and the cul-de-sac will be designed. He is not sure if any soil will be removed from the property. AK noted that the drainage will need to be vetted by River Vale. Mr. Chiellini added that a sewer agreement is also needed. Mr. Chiellini confirmed that there will be no new storm drain connection to Harrington Park. The fire hydrant is at the corner of Lindy. Mr. Chiellini did a markout and knows the location of the utilities.

JB noted that the 2 lots address a lot of the Fire Department concerns. The largest truck is 39ft 6in. Mr. Chiellini noted that they are working on the standard requirements. JB will default to AK's review for cul-de-sacs. He agrees with creating a new street name.

**Open meeting to the public.**

Motion: RM                      Second: JB

In favor, all said "aye". None opposed.

Christopher Miller, 85 Elm St., River Vale, NJ. He had not seen the plan for the 2 lots from the River Vale side. The new plan shows the cul-de-sac completely on the Harrington Park property. Mr. Miller did not like the "T" configuration because there is a lot of water on the street already and there are more trees taken out.

JK noted that the plans must be submitted by Friday and CL can be contacted if Mr. Miller would like to review the plans. Mr. Chiellini offered to provide the plans to Mr. Miller.

There were no other members of the public with questions.

**Close the meeting to the public.**

Motion: RM                      Second: RW

In favor, all said "aye". None opposed.

JC noted if there are any variances requested, a planner is required for the next meeting.

JK noted that Mr. Chiellini will be required to re notice for the next meeting.

**OLD BUSINESS**

100 Schraalenburgh Road - Ladder Access

JB submitted a drawing regarding the side of the building for ladder access prior to the hearing for the townhouses. The plans that the building department had did not include it. They are trying to determine why it wasn't included. AK reached out to Virgona and Virgona and they are investigating the matter. There was a long email chain about the ladder access when it came to the board. The applicant agreed to the recommendation in the minutes and the resolution. The way that it was written in the resolution, was left in a grey area. The Building Department interpreted the resolution and had not been involved in the ladder discussions. The interpretation was that the 2nd floor was a protrusion and not the facade of the building. The 3rd floor is flush to the facade. The architect was aware of the Planning Board's intent. The town will figure out how to service the building, but the ball was dropped somewhere. The new building officials are not aware of the Planning Board discussions. When the last floor was built, JB knew there was a

problem. The Planning Board does not see the plans that are submitted to the Building Department, but a final review by the Planning Board can confirm the intent of the resolution. The Building Department is in agreement. JK suggested that this could be included as a condition in the resolution, that the final plan for building permit issuance be reviewed by all departments as well as the professionals. JK asked CL to send a copy of the final plans to the Fire Dept. JK will determine the wording to include in the resolution. AN will determine how this happened. JK also reached out to Richard Preiss about the architect's response.

**NEW BUSINESS**

No new business.

**ADJOURN**

Motion: RM

Second: PA

In favor, all said “aye”. None opposed.

Meeting adjourned at 8:52pm.

NEXT SCHEDULED PLANNING BOARD  
REGULAR MEETING  
**Tuesday, November 9, 2021 at 8pm**